

Delegated Report		Analysis sheet		Expiry Date:		31/10/2007	
(Members Briefing)		N/A		Consultation Expiry Date:		08/10/2007	
Officer				Application Number(s)			
Tania Skelli-Yaoz				(1) 2007/4443/P & (2) 2007/4444/L			
Application Address				Drawing Numbers			
13C Albert Street London NW1 7LU				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
				Charles Rose 24.10.2007			
Proposal(s)							
<p>(1) Erection of mansard roof with two dormer windows on the front elevation and a dormer window and sliding doors leading on to a roof terrace on the rear elevation in connection with the existing second floor flat.</p> <p>(2) Erection of mansard roof with two dormer windows on the front elevation and a dormer window and sliding doors leading on to a roof terrace on the rear elevation in connection with the existing second floor flat and internal alterations.</p>							
Recommendation(s):		Grant conditional permission Grant conditional listed building consent					
Application Type:		Full Planning Permission Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	21	No. of responses	01	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		<u>15 Albert Street</u> : Concerns over roof terrace causing noise nuisance, particularly as it close to children's bedrooms. According to SPG para 2.8.20c 'it is normally inappropriate to set back a mansard to provide a terrace'. No objection to a mansard extension without roof terrace.					
CAAC comments:		<u>Camden Town CAAC</u> : no objection. Cornice line to be retained.					
Site Description							
The application site is a three-storey grade II listed terrace house, on the west side of Albert Street. The house is considered to make a positive contribution to the character and appearance of the Camden Town Conservation Area of which it forms a part. The house is subdivided into three flats. The subject application relates to the top flat. The area is predominantly residential.							

Relevant History

11 Albert Street NW1

8601567 - 23/10/86: Erection of a 2-storey rear extension in place of an existing extension with a roof terrace at first-floor level and the erection of a roof extension and roof terrace at the rear. **Granted.**

8670307 - 23/10/86: Demolition of the existing 2-storey rear extension and the erection of a new 2-storey extension with a roof terrace at its first floor level; the erection of a roof extension and roof terrace at the rear and the restoration of the rear elevation by reinstating the original windows. **Granted.**

15 Albert Street

2007/3096/P & 2007/3097/L - 19/09/07: erection of a mansard roof extension with dormer windows to single family dwellinghouse (Class C3) together with internal alterations. **Granted.**

2006/0878/P & 2006/1293/L Erection of a mansard roof extension with dormer windows at front and rear of dwellinghouse (Class C3), involving partial demolition of existing roof and third floor bathroom and insertion of bathroom on second floor. **Refused 26/05/06 Dismissed** on appeal 26/03/07.

Relevant policies

SD1, SD6, B1, B3, B6, B7, CPG

Assessment

The principle of roof extensions on properties in Albert Street is long established. A recent inspector's decision on an adjacent property (no. 15) confirmed this position as long as the butterfly parapet -the publicly visible manifestation of the original valley roof - is retained as it contributes to the special interest of the property and character and appearance of the Conservation Area. The proposed scheme retains the butterfly parapet.

In streetscape terms the design of the mansard roof extension is not considered to be built on a building which forms part of an uninterrupted group of buildings without extensions. The design of the mansard roof respects the architectural form, proportion and design of the façade below and adjacent buildings. A roof terrace is proposed to the part rear of the mansard roof and while the CPG (section 41.33) states that it 'would normally be inappropriate to set back a mansard roof to provide a terrace' it is considered that the overall design together with the retention of the butterfly 'V' shaped rear elevation and the terrace being at the rear and set back by over 1.5m will not harm or compromise the special architectural and historic interest of the grade II listed building or character and appearance of the Conservation Area. The mansard roof is therefore considered acceptable in design terms.

Internally the scheme has been amended at the request of the Council to retain a spine wall at second floor level. The revised plan form preserves the historic special quality of the front and rear room at second floor. The scheme has adequately addressed the Council's concerns, would not compromise the special architectural and historic interest of the grade II listed building or character and appearance of the Conservation Area and therefore the proposal is deemed acceptable on historic building grounds.

The proposed extension which is at roof level will not result in any loss of light or outlook to neighbouring properties. Those to the front and rear are suitably distanced and those adjacent will not be able to view the extension from their windows. The proposed internal layout achieves the Council's standards with regard to internal arrangements.

Concerns have been raised with regard to the proposed roof terrace resulting in noise nuisance to the adjoining property, at no. 15. Whilst it is understandable that the introduction of a new terrace may raise such concerns, it is considered that due to its small size, 1.5m set back from rear parapet, abutting the party wall at No. 11 and accessed from a bedroom of a single or possibly two-person occupancy unit it is not likely to cater for any large gatherings, but for the sole use and enjoyment of the occupiers. Moreover, the existence of a roof terrace both at first floor level and at roof level of No. 11, both suggest that the a new small terrace does not propose any material or detrimental harm to this residential area.

It is not considered that any overlooking to an unreasonable degree will result from the proposed roof terrace as there are no close windows which would be looked into directly from the terrace. Moreover, as mentioned above the principle of terraces on that elevation has been established and is not considered to compromise the amenity of adjoining occupiers.

Accordingly, it is recommended to grant planning permission and listed building consent.